

MODIFIED DEVELOPMENT PLAN

VIRGINIA PARK

Mich. A-4-2

August 2, 1995

LAST MODIFIED DEVELOPMENT PLAN RECORDED JUNE 3, 1981

LI 21239 PA 811 to LI 21239 PA 842

Prepared by

DETROIT PLANNING & DEVELOPMENT DEPARTMENT
150 Michigan Avenue
Detroit, MI 48226

June 15, 1995

RETURN TO: GLORIA W. ROBINSON, DIRECTOR

Gloria Robinson, Director of the City of Detroit Planning and Development Department, affirms that this document is a true copy of the Modified Development Plan for the Virginia Park Rehabilitation Project Area, passed by the Detroit City Council on August 2, 1995, Ordinance No. , Chapter 2 Article XVII, of the 1964 Detroit City Code which has been saved from repeal by ordinance 593-II and by section 1-1-7 of the 1984 Detroit City Code.

ATTEST

City Clerk

Gloria W. Robinson

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VIRGINIA PARK REHABILITATION PROJECT

ND - 401

URBAN RENEWAL PLAN

R-213

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SUMMARY
AMENDMENTS TO THE MODIFIED DEVELOPMENT PLAN
VIRGINIA PARK NDP MICH A-4-2
June 15, 1995

To amend the Modified Development Plan Sections 213-C(2)a, and 213-C(2)b to permit low rise (not to exceed three stories) senior citizen apartments with residential density of up to 35 dwelling units per acre on the 1.5 acre site west of Fourteenth Street between Blaine and Pingree Avenues otherwise identified as Parcels 2, 3, 4, and 2225-45 Blaine Avenue and collectively identified as parcel 2a. The proposed zoning for this parcel on the proposed Zoning Map shall be changed to PD (Planned Development) from the existing R3 (Low Density Residential).

VIRGINIA PARK REHABILITATION PROJECT

R-213-B - DESCRIPTION OF PROJECT

R-213-B (1) BOUNDARIES OF URBAN RENEWAL AREA

Beginning at the intersection of the extended east side curb line of the west service drive (110 feet wide) of the John C. Lodge Freeway (US-10) and the center line of West Grand Boulevard, 150 feet wide; thence, westerly along said centerline to the western right-of-way line of Fourteenth Avenue, 66 feet wide; thence northerly along this line to the southern right-of-way line of the east-west alley, 18 feet wide, between Virginia Park and West Euclid Avenue; thence, westerly along this line to the extended western right-of-way line of the north-south alley, 18 feet wide, between LaSalle Boulevard and Fourteenth Avenue; thence, northerly along this line extended to the northern right-of-way line of the east-west alley, 18 feet wide, between Blaine and Gladstone Avenues; thence easterly along this line to the western right-of-way line of Fourteenth Avenue, 66 feet wide; thence, northerly along this line to the northern right-of-way line of the east-west alley, 20 feet wide, between Clairmount and Atkinson Avenues; thence, easterly along this line extended to the extended east-side curb line of the west service drive of John C. Lodge Freeway; thence, southerly along said line to the point of beginning.

R-213-B (2) URBAN RENEWAL PLAN OBJECTIVES

The objectives of the plan are:

- a. Housing -- to provide sound housing which will be new or rehabilitated to meet the needs of area residents including the elderly, large families, and low-income families and including relocation housing for those to be displaced from project improvement sites who indicate a desire to remain in the project area; over 50 percent of new housing units will be in the low and moderate cost categories, e.g., 221 (d) (3), public housing, etc.
- b. Public Facilities -- to provide public facilities necessary for the area, including school playground expansion, small site (0.1 acre to 1.5 acres) recreational facilities, special walks as needed to protect pedestrians and adjacent properties, neighborhood service and activity centers in new or existing buildings, a new playground and park, and parking areas.
- c. Commercial Facilities -- to provide commercial facilities necessary to serve community residents to be located in small centers.
- d. Street Modifications -- to improve the streets and facilitate movements of traffic within and through the area and to develop a system of streets differentiated by use and consistent with the traffic patterns in adjacent portions of Detroit, specifically including a 120 foot wide boulevarding of Rosa Parks Boulevard to execute the Detroit Master Plan.
- e. Dilapidated and Substandard Structures -- to remove all dilapidated and substandard primary and secondary buildings, structures, and accessory items and to landscape cleared land with grass and protective enclosures as necessary until a reuse is developed.
- f. Blighting Influences -- to remove all structures considered to be blighting influences and those that cannot be rented or used for compatible purposes and which by their presence or due to long vacancy cause annoyances for or lead to deterioration of adjacent property.
- g. Street and Alley Lighting and Reconstruction -- to remove or repair damaged or obsolete lighting, paving, curbing and sidewalks and to provide sound, adequate, and attractive lighting, paving and street furniture.

- h. Rehabilitation of Buildings -- to rehabilitate all buildings to remain and to accomplish this within the financial limitations of most current owners and residents of property in the project area; residential character and quality to be in conformance with the Property Rehabilitation Standards of the Urban Renewal Plan.
- i. Stable Neighborhoods -- to promote neighborhood stability by increasing the number of properties with owners in residence, by reducing the percentage of single-room and transient accommodations, and by upgrading public and private facilities to a level competitive with that of facilities in newer and outlying areas.
- j. Occupancy of Dwelling Units -- to urge occupancy of new and existing dwelling units by families with numbers and needs best served by each of the various dwelling unit types; i.e., one-bedroom apartments to be best occupied by families without children, etc.
- k. Parcel Development -- to provide parcels of sufficient form and size for development consistent with the objectives and restriction of the Plan and to remove those buildings, not substandard, which occasionally may hinder consolidation of parcels for such development.
- l. Coordination of Actions -- coordination of the several policies and actions of public bodies and private developers, such that improvements and construction will be designed and timed to coordinate with one another and with other elements of the project.
- m. Design Objectives -- redevelopment of parcels in a manner to be economically sound, efficient in circulation and layout of structure harmonious with existing to-remain structures on adjacent property, and integrated with these adjacent properties through provision of walkways, landscaping, drives, and open space, as detailed in the design and development objectives of the Land Use Plan.
- n. Reinforcement of Residential Areas -- to reinforce and strengthen existing residential areas through such means as: landscaping, street and sidewalk improvements, control of curb cuts and traffic flow, lighting, buffering and screening, strict enforcement of zoning controls, and other reasonable means to protect the integrity of these existing residential areas.

The City of Detroit will follow policies to insure that the design and construction of all public and private developments in the project area are in accordance with these objectives.

VIRGINIA PARK REHABILITATION PROJECT

R-213-B DESCRIPTION OF PROJECT

R-213-B (3) TYPES OF PROPOSED RENEWAL ACTIONS

Renewal action proposed for the project area is primarily rehabilitative of existing structures, with clearance of isolated substandard and blighted structures and of such other structures as is necessary to consolidate parcels to be used for public and private improvements necessary to fulfill project objectives. These improvements include: expansion of the existing Thirkell Elementary School playground, community and shopping centers central to the project and neighboring areas, lot-lots and small recreational parks, parking areas in densely populated residential areas to alleviate traffic congestion and new low and moderate income housing to serve families who may be displaced by clearance and rehabilitation actions.

In addition, streets and alleys will be newly paved and lighted, where necessary, to meet current standards; public walkways, utilities, street furniture, and landscaping will be provided, as necessary, to achieve project and design objectives.

VIRGINIA PARK REHABILITATION PROJECT

R-213-C - LAND USE PLAN

R-213-C (1) LAND USE MAP

The Map R-213-C, "Modified Land Use and Development Plan," dated 6-3-81 is included as part of this plan. This map shows:

- a. The boundary of the project
- b. Existing land uses to remain
- c. Proposed public and other land uses
- d. Public streets, alleys, and easement boundaries for sub-surface utilities

R-213-C (2) LAND USE PROVISIONS AND BUILDING REQUIREMENTS

a. Permitted Uses on Project Property for Disposition

Uses listed in the following table and other uses determined by the City to be similar, are for land to be acquired by the project and to be redeveloped and are permitted as designated on Map R-213-C (1), "Modified Land Use and Development Plan."

Of the uses to be permitted, the residential uses are intended to include public or other low or moderate income housing. At least 50 percent of all units will be of these types. At least 20 percent of new units are intended to be of low income type to be provided by utilizing any of all programs available at the time of development.

b. Additional Controls

Densities of development, parking requirements and other controls as indicated in the following table and pages must be met for each parcel of acquired real property that is offered for sale or lease or that is to be retained in combination with property to be sold.

Density of Development as the Floor Area Ratio (F.A.R.) is defined as the ratio of gross floor area of all buildings on a parcel (except space used for parking and loading) to the total area of the given parcel, not including bounding public streets, but including the area of any proposed internal drive or cul-de-sacs. The density requirements are not applicable for parcels developed solely for park use or for parking.

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

213-C(2) - Permitted Uses on Parcels Acquired or Otherwise Obtained by the City and Made Available for Redevelopment

Numbers of Redevelopment Parcels From Map R-213-C(1)

R-213-C(2)b - Additional Restrictions

(1) Residential

New single family detached or new duplex type residences on sites of 3 or less platted lots

(1) Residential

Preferred use for parcels 1, 6, 8, 9, 10, 12, 40, 47, 48, 53, 54, 58, 65-67, 72, 76, 81, 85, 87, 89-93, 95, 97-99, 101, 104, 106, 109-115, 116, 117-119, 123, 124, 126, 129, 132, 134, 142, 143, 149-157, 161, 162, 164-167, 171-175, 179, 180-182, 184, 185-188, 192

(1) Residential

Density of development, parking, design requirements to be consistent with adjacent existing to remain structures and zoning classification for site

New single family detached housing on sites of more than 3 platted lots

Exclusively parcels 82, 83, 84, 123, 144, 147 148

Density of Development: Maximum density of 5 dwelling units (DU's) per net acre lot size per DU: Not less than 50' frontage and 5,000 sq. ft. per lot Parking Requirement: 1 space/DU Design Requirements: See (*) below

New townhouses on site of 3 or more platted lots
New garden apartments on sites of 3 or more platted lots

Preferred use for parcels 2, 11, 14, 15, 45, 46, 48, 56, 62, 64, 75, 82, 83, 84, 103, 115, 117, 123, 125, 133, 135, 136, 138, 144, 147, 148, 157, 159, 160, 163, 168-170, 175, 176, 177, 178, 185, 189, 191

Density of Development: 8 to 20 dwelling units (DU's) per net acre
Parking Requirement: 1.5 spaces/DU
Design Requirements: See (*) below

Alternate use for parcels 3, 4, 7, 16-19, 21, 22, 24-36, 41-44, 59, 61, 63, 69, 70, 74, 77, 80, 83, 85, 88, 94, 100, 102, 105-107, 108, 120, 122, 127, 139, 140, 141

New apartment tower(s)

Exclusively parcels 125, 168

Density of Development: Maximum density of 35 DU's per net acre
Parking Requirement: 0.5 spaces/DU
Design Requirements: See (*) below

Senior citizen apartment building.

Exclusively parcel 2a

Density of Development: Maximum density of 35 DU's per net acre
Parking requirement: 0.5 spaces/DU

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

213-C(2)a - Permitted Uses on Parcels Acquired or Otherwise Obtained by the City and Made Available for Redevelopment

Numbers of Redevelopment Parcels From Map R-213-C(1)

R-213-C(2)b - Additional Restrictions

(1) Residential	(1) Residential	(1) Residential
Parking for New or Existing Residential Uses	Any Parcel Designated for Residential Use	See "(2) Parking" below, for requirements for existing structures
Open Space or Yard for New or Existing Residential Uses	Any Parcel Designated for Residential Use	
(*) Design Requirements:		
Provision of greater privacy and sound insulation between DU's than within individual units.		
Provision of common open spaces for parking, service drives, walks and recreation on 3 or more platted lots.		

(2) Parking	(2) Parking	(2) Parking
Automobile parking for occupants of multiple-family or other residential properties in proximity to the site	Preferred use for parcels: 3, 4, 16, 17, 19, 21, 22, 24-27, 29, 30, 32-36, 41-44, 59, 61, 63, 69, 70, 71, 74, 77, 80, 83, 85, 88, 94, 100, 102, 105, 107, 120, 128, 139-140-A, 141	To be provided by existing multiple-family structures at a minimum ratio of 0.5 space/DU where sufficient land is made available due to public acquisition.
Automobile parking for existing commercial or institutional uses in proximity to the site	Alternate use for parcels: 37, 40, 56-A, 67, 68, 73, 76, 87, 98, 99, 124, 130-A, 130-B, 140-B, 143, 183	To be provided by existing single four-family structures at a minimum ratio of 1.0 space/DU where sufficient land is made available due to public acquisition.

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

213-C(2)a - Permitted Uses On Parcels Acquired or Otherwise Obtained by the City and Made Available for Redevelopment

Numbers of Redevelopment Parcels From Map R-213-C(1)

R-213-C(2)b - Additional Restrictions

(3) Institutional

Churches and related facilities
Club or Private Activity and/or Recreation Center
Neighborhood Service Agency Offices and Meeting Facilities
Hospital and Other Related Facilities

(3) Institutional

Preferred use for parcels: 38, 39, 49, 50, 60, 130-A, 130-B, 131, 183
*Preferred use for parcel 158
Alternate use for parcels: 51, 68, 71, 137, 189

(3) Institutional

Net Density of Development: 0.5
Maximum F.A.R.
Parking Requirements:
-fire station: two spaces for each three employees
-church: one space for each six seats to main worship
-other uses: unit to be determined by City prior to approval of development

*Fire Station

(4) Social-Community Center

-Libraries
-Social and Community Center
-Recreation Facilities
-Neighborhood Service Agency Offices

(4) Social-Community Center

Preferred use for parcel: 18-C
Alternate use for parcel: 18-A

(4) Social-Community Center

Net Density of Development:
-1.0 maximum F.A.R.
Parking Requirements:
-library: 1 space per 400 sq.ft. of gross floor area
-Centers: to be determined by City of Detroit prior to approval of development.

(5) Commercial, Local Shopping

-Retail sales and service establishments
-Offices

(5) Local Shopping

Preferred use for parcels: 108, 122
Alternate use for parcels: 68, 133, 135, 136, 138

(5) Local Shopping

Net Density of Development:
-0.35 Maximum F.A.R.
Parking Requirements:
-1 sp./200 sq.ft. of gross floor area, (retail uses)
-1 sp./400 sq.ft. of gross floor

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

R-213-C(2)a - Permitted Uses On Parcels Acquired or Otherwise Obtained by the City and Made Available for Redevelopment

Numbers of Redevelopment Parcels From Map R-213-C(1)

R-213-C(2)b - Additional Restrictions

(6) Commercial, Shopping Center	(6) Shopping Center	(6) Shopping Center
Retail sales and service establishments	Preferred use for parcels: 18-A, 18-B, 145	Net Density of Development:
Restaurant (except drive-in type)	Alternate use for parcels: 18-C	-0.5 Maximum F.A.R.
Offices		Parking Requirements: 1 parking space
Medical Clinic		-Retail sales and services per 190
Baseline Service Station (1)		sq.ft. of gross floor area
Parking Structure		-Medical or Business Offices apart
Car Wash (1)		from these of retail establishments:
Neighborhood Service Agencies and meeting facilities		1 space per 300 sq.ft. of gross
		floor space over 20 percent of
		retail floor area
		-Gasoline Service Station: 1 space
		for each service bay, 1 space for
		each 2 employees minimum of 2
		employee spaces.
		Design Requirements:
		-Landscaped walkways to be provided
		between commercial buildings and to
		adjacent residential and community
		center sites; provision by owner
		-Gasoline Service Station to be of
		design similar to and integrate
		with total center.
		-Car Wash requirements same as for
		Gasoline Station.

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

R-213-C(2)a - Permitted Uses On Parcels Acquired or Otherwise Obtained by the City and Made Available for Redevelopment

Numbers of Redevelopment Parcels From Map 2-213-C(1)

R-213-C(2)b - Additional Restrictions

(7) Recreational

- Parks
- Playgrounds
- Recreation-activity centers
- Tot-lots

(7) Recreational

Preferred use for parcels: 5, 7, 20, 23, 28, 31, 51, 52, 55, 68, 73, 78, 79, 121, 128, 137, 140-B, 146
Alternate use for parcels: 14, 15, 17, 18, 22-B, 36, 37, 49, 76, 77, 99, 122, 123, 126, 140-A, 86, 133, 135, 136, 138

(7) Recreational

Design Requirements:

- All facilities to be connected by walkways to major residential and commercial or activity centers in proximity of site

- All sites immediately adjacent to residential structures to be buffered or separated from these structures by attractive and effective walls, fences, landscaping, etc.

Additional Controls and Restrictions (continued)

Building Setbacks

Buildings will have adequate open space. All buildings and parking will have a minimum setback of 20 feet from street rights-of-way and a setback of 20 feet from side lines of property except where common use or ownership conditions of adjacent parcels permit harmonious development with lesser or no setback as determined by the City of Detroit.

Parking and Loading

All loading will take place off the street right-of-way so as not to cause traffic congestion.

All parking and loading areas and drives and access will be surfaced with a pavement having an asphaltic or cement binder or similar material so as to provide a permanent, durable and dustless surface.

All parking areas will be suitably screened with walls, earth mounding or dense plantings.

Signs

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location and general design of all signs permitted shall be in conformance with development objectives and subject to approval of the City of Detroit.

Outdoor Utility Equipment

Outdoor meters, air conditioning equipment and antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above ground provided that they are screened from public view. The location of these meters and transformers and the screening treatment used shall be subject to approval by the City.

General Appearance & Arrangement of Sites

All land not utilized for buildings and paving will be landscaped.

All storage of material will take place within the buildings.

The arrangement of buildings on the site will provide for adequate light, air-circulation and a maximum amount of privacy in terms of overlooking and noise transmission for the subject property and adjacent properties.

Design and Development Objectives

Design and Development Objectives have been established for the project area, in addition to the above mentioned Uses and Regulations, to assure that physical developments will be constructed or modified as necessary to provide a pleasing and desirable environment which will encourage people to remain or to move into the area, thus increasing its stability and increasing prospects for success of the project. These Objectives are

1. General Objectives of Rehabilitation and Redevelopment - to provide a residential community that is stable and attractive by bringing up to the highest possible standard the facilities and total internal and exterior appearance of residential and commercial structures to remain, utilizing extensive code enforcement and financial assistance program; to enhance the structures to remain in the project area by construction of new, well-designed and economically suitable residences and commercial and community facilities which will be constructed on a schedule that will minimize dislocation and social disruption within the community.
2. Small-Site Residential Redevelopment - to occur on sites composed of three or less platted lots; yards and setbacks to conform to existing to-remain structures on adjacent properties; structures to harmonize in massing and materials with adjacent structures.
3. Residential Redevelopment (on sites of 3 or more platted lots) - housing to be for single-family occupancy or for multiple family occupancy by small family units or by the elderly; each unit to be separated from any other attached unit by walls, floor and/or ceiling which provide high degree of sound insulation and privacy; each single family unit to have a private exterior entrance and whenever possible, courtyard; units to be clustered, whenever possible, with a common outdoor recreation area, common interior meeting and recreation facilities and common laundry facilities when laundry space in each unit is not provided; to be developed with consideration for adjacent existing and new structures and with walks and exterior recreation areas that tie development to surrounding walk and street patterns and assure pedestrian accessibility to community facilities; scale, massing and materials of structures to harmonize with any adjacent existing and new structures and to present a unified development of existing and new structures; plan of circulation, layout, and design to be reviewed and approved by urban renewal administrative and planning staff.
4. Commercial, Public and Public Utility Facility Design Requirements - new structures to be landscaped and provided with setbacks and yards as required for any adjacent residential structure; necessary service drives and areas and parking areas to be provided and to be enclosed with shields or barriers to lights and views that might be annoying to adjacent residences; design, scale, massing and exterior materials to be unobtrusive in a residential area; design to be reviewed and approved by urban renewal administrative and planning staff.
5. Commercial Center Development - to be developed in a manner that will assure coordination of service facilities, sign and advertising placement, materials of walls, trim, etc., and with a layout which will provide efficient pedestrian movements and attractive mall, or circulation and display area, for common use; primary commercial center fronting on Rosa Parks Boulevard to be coordinated with layout and design of community and social service center on or adjacent to site of primary commercial center; plan of circulation, layout and design to be reviewed and approved by the urban renewal administrative and planning staff.

6. Community and Social Service Center - to be developed to provide facilities for services to the area residents in fields of art; education, recreation, health and to provide spaces for meetings and local centers of social service and city agencies; to be developed in coordination with and as part of primary commercial center fronting on Rosa Parks Boulevard, or to be developed in coordination and ADJACENT to commercial center; plan of circulation, layout; and design to be reviewed and approved by the urban renewal administrative and planning staff.
7. Sign and Billboard Controls - to remove and prohibit all signs and billboards within the project area unless (a) the sign is permitted in residential zones "as a matter-of-right" or (b) the sign is pertaining to service or uses permitted within the project area and on the site of the permitted use, or (c) the sign is of directional or informational nature for public purposes.

In these exceptional cases, the sign size, height, location and design must be reviewed and approved by the Urban Renewal administrative and planning staff and other appropriate City Departments.

8. Project Improvements

a) Displacement of 46 feet to the east and widening of Rosa Parks Boulevard to meet the Detroit Master Plan Standards for a designated major thoroughfare (i.e., 120 foot right-of-way with cross section of 24 foot median and paved lanes 33 feet wide in both directions); to occur between Lothrop Avenue and Clairmount Avenue; transitions to the existing Rosa Parks Boulevard right-of-way north and south of the project to occur between:

Clairmount and east-west alley between Clairmount and Atkinson;

Lothrop and West Grand Boulevard

b) Widening of paving on Merrill from the south side of alley south of Seward to Virginia Park to provide adequate traffic and parking lanes to serve parcels for residential redevelopment; to be widened to 40 feet (right-of-way to remain 60 feet).

c) Widening of paving on dead-end portion of Poe north of Seward, without removal of existing sound trees, to provide on-street parking for adjacent row houses to remain; to be widened to 60 feet (right-of-way to remain 80 feet).

d) To vacate all the north-south, east-west alleys in an area bounded by Rosa Parks Boulevard, Fourteenth Street, Blaine and West Euclid. A portion of the east-west alley, approximately 190 feet, between Philadelphia and Pingree and from Fourteenth Street going east, to remain open to serve existing clinic use.

e) The vacation of Philadelphia approximately 190 feet east of Fourteenth Street to Rosa Parks Boulevard to permit use of right-of-way for commercial, parking and recreational development. Back-and-turn space to be provided at dead-end portion of Philadelphia.

f) The vacation of Pingree approximately 190 feet east of Fourteenth Street to Rosa Parks Boulevard to permit use of right-of-way for commercial, parking and residential development. Back-and-turn space to be provided at dead-end portion of Pingree.

8. Project Improvements (continued)

g) Development of tot lots on small sites to contain play facilities for small children, trees, small sitting area for adults and for hard surface courts for basketball, etc.; to provide open space in immediate vicinity of most residences which can supplement very limited space available on the undersized and overbuilt lots of this portion of Detroit.

h) Development of a playground adjacent to elementary school between Fourteenth Street and Twelfth Street between Delaware and S. LaSalle Gardens (the existing Thirkell Elementary School).

i) Provision of greenbelts, street and sidewalk reconstruction, street furniture, lighting, signs, paving and landscaping to be coordinated to facilitate the design objectives of the project for the highest possible standards of development for the area.

j) To repave and improve lighting in alleys in the Virginia Park Project Area, as determined necessary by the engineering staff of those respective departments of the City of Detroit.

k) The vacation of Merrill Street from the north side of Pallister to the alley south of Seward Street excluding Delaware easement.

l) The out-right vacation of alleys between Rosa Parks Boulevard and Woodrow Wilson, Woodrow Wilson and Poe, between the south side of Seward and the north side of Delaware.

m) To dedicate a 9 foot north-south alley adjacent and west of the original 18 foot north-south alley on the south side of West Euclid between Fourteenth and Rosa Parks Boulevard. To vacate the easterly 9 foot of the original 18 foot north-south alley on the south side of West Euclid between Fourteenth and Rosa Parks Boulevard. To remove the proposed vacation and easement of the westerly nine feet (') of the original 18 foot N-S alley on the south side of Euclid Avenue, between Rosa Parks Boulevard and Fourteenth Street.. ..

n) A 4.2 acre parcel to be used exclusively for recreation and to be located north of Euclid, east of Fourteenth and immediately west and adjacent to the Social and Community Center.

VIRGINIA PARK REHABILITATION PROJECT

R-213-D - PROJECT PROPOSALS

R-213-D (1) LAND ACQUISITION

- a. Real property to be acquired in the project clearance areas, public improvement areas and spot clearance sites is indicated on Map R-213-D, entitled "Modified Land Acquisition". This real property will be acquired for clearance and redevelopment and be subject to the Design and Development Objectives, Land Use Provisions and to the Additional Restrictions as outlined above.
- b. Properties within the project which are not designated for acquisition and redevelopment are designated for rehabilitation. The City of Detroit will make every reasonable effort to bring all such properties into conformance with the Property Rehabilitation Standards described below and to assure that these properties meet with the intentions of Design and Development Objectives, the Land Use Provisions and the Additional Requirements, Sections R-213 C(2) a, b, c, applied to similar uses proposed for the redevelopment sites, especially the Parking and Sign Control Objectives.

Neighborhood service-agency offices or meeting facilities and office or personal service shops may be permitted within existing multiple-family residential structures containing ground floor space for such activities but must be reviewed and approved by the urban renewal administrative and planning staffs and appropriate City Departments if the owner of any property wherein such use exists or is proposed does avail himself of project financial assistance programs and/or purchases project land, and if such non-residential use is found by the urban renewal staff to conform with the intentions of Design and Development Objectives, Land Use Provisions, Additional Restrictions, and Zoning Proposals of this plan.

However, some properties may be acquired for rehabilitation demonstration purposes.

- c. Properties designated in the Plan for acquisition may be exempted from acquisition upon approval of the City of Detroit, providing that it is determined that the property conforms to the urban renewal plan, its objectives, provisions, and regulations including all Property Rehabilitation Standards; and providing that the owner is able to and agrees to bring the property into conformance with the plan and to perform rehabilitation as required to meet Property Rehabilitation Standards of the plan.
- d. Initiation and Duration of the Land Use Provisions and Additional Requirements

The land use provisions and building and other requirements enumerated above (sections C(2)a and C(2)b shall become effective on the date of the adoption of the Modified Development Plan by the City Council of the City of Detroit and shall remain in effect for a period of at least 25 years from their effective date.

e. Applicability of the Land Use Provisions and Additional Requirements to Real Property Not To Be Acquired

The Design and Development Objectives, the Land Use Provisions, and Additional Requirements (sections C(2) a, b, c) will be applicable to all real property to be acquired or otherwise obtained by the City and to real property not to be acquired in a clearance area if the owner thereof acquires project land. Parking restrictions for existing to-remain residential structures will be applicable to each property if the owner thereof avails himself of project financial assistance programs for rehabilitation of his properties or if he acquires project land and if sufficient land is available on the subject properties or from the project to meet these above-mentioned parking requirements (Section R-213-C (2) b-2, "Parking").

R-213-D (2) REHABILITATION

a-1. RESIDENTIAL REHABILITATION OBJECTIVES

Objectives and Guides for rehabilitation of all properties in the Virginia Park Rehabilitation Project (Mich. R-149) area which are devoted in whole or in part to residential uses are intended to indicate desirable modifications so as to fully achieve the objectives of the program and to eliminate incipient violations of the Property Rehabilitation Standards. These Objectives include:

- G-1. INCIPIENT DEFECTS of any portion of the building which will lead to need for repair or to violations of provisions of the Property Rehabilitation Standards should be corrected immediately to prevent future deterioration and to assure the soundness of the building and to protect investments in work done to conform with the Property Rehabilitation Standards.
- G-2. DURABILITY AND LIFE-SPAN of each building shall be extended by assuring that each building, its mechanical components, structural components, finish materials and other parts shall be of such quality, construction, and age as to remain secure, safe, and useful during the period of the buildings' expected lifetime. A component with a normal useful lifetime less than that of the building should be replaced if the age of the existing component exceeds 75 per cent of the normal expected lifetime for the component. A fund or plan for replacement should be established for any components which may be expected to pass their useful life during the life span of the building.
- G-3. ACCESSORY BUILDINGS, including garage and/or tool equipment storage structures commonly associated with residential activities should be constructed or maintained only when necessary and practical considering the amount of useable open space on the lot.
- G-4. BASEMENT AREAS TO BE VACATED, not used for residential, common, maintenance, or storage purposes, in multiple-unit buildings (more than 4 dwelling units) should:
 - a. be provided with one vandal resistant lighting fixture on a house circuit per 250 square feet of floor area and should be opened to view from a frequently used area; or
 - b. be provided with secure doors and locks and masonry filling, metal bars, or security screens at all windows.

a-1. RESIDENTIAL REHABILITATION OBJECTIVES (continued)

- G-5. MAILBOXES in multiple dwelling unit buildings should be located inside the locked front door.

- G-6. LAUNDRY FACILITIES for buildings containing less than four dwelling units should be provided with at least one set of laundry tubs.

For every building containing four or more dwelling units, one reliable, operable, automatic washing machine and one dryer for every 10 dwelling units or portion thereof should be provided. When more than five units may use any machine, commercial-type laundromat equipment should be installed. User charges for machines should not exceed the average charge for commercial laundromats in the project and surrounding areas.

- G-7. CLOSETS serving as bedroom clothes closets should be located where passage from each bedroom to a closet need not be through another habitable room. They should contain 5 feet of clothes rod per adult or youth that might occupy each room.

Linen closet, coat closet, broom and tool closet and other general purpose storage space within the dwelling unit, exclusive of required kitchen or bedroom-associated closet or storage space, shall total a minimum of 100 cubic feet, whenever possible, and shall be of convenient and practical design and location.

- G-8. SLEEPING AREA PRIVACY in all dwelling units except one-room or efficiency units, shall be provided by doors which block light and reduce sound transmission from adjoining rooms. Sleeping areas should not serve as the only means of access to another habitable room, hall, basement or exterior.

- G-9. STORAGE ROOMS (not closets) of all buildings and common use areas of buildings containing 2 through 4 dwelling units shall be provided with one fixture switched from the exterior side of each entrance or door for the area and with at least one fixture switched from the exterior side of each entrance or door for the area and with at least one fixture (may be same one) switched from inside the area.

- G-10. ARTIFICIAL LIGHTING FIXTURES should be provided in the kitchen area specifically to illuminate counter work area, sink area, and surface cooking units, and in the bathroom area to give shadow-free illumination to users of the mirror and lavatory.

- G-11. VENTILATION of mechanical nature should be provided for bathrooms and a fan or fan and hood should be provided to exhaust or to recirculate and filter kitchen air. Air conditioning units or systems or ventilation fans may be provided or electrical circuits of sufficient capacity for resident-installed units may be installed for dwelling units or rooms which do not have cross ventilation, which open only on spaces less than 15 feet wide, or which are in a building where more than fifty percent of the dwelling units or rooms are so situated.

- G-12. ENCLOSED ENTRY AREAS serving more than four dwelling units and separated from the interior of the building by a locked door should be well lighted at all times and should have an exterior door that is glazed over at least 50 percent of its area.

- G-13. ENTRANCE DOORS TO EACH DWELLING UNIT should be of hardwood or of solid-core flush door or other construction that will assure security, should be equipped with a tumbler lock and with an interior security bolt, chain, or similar device and should be provided with a one-way "peep-hole" or a window in or adjacent to the door. Entrance doors to several units opening into a public entrance area or corridor should be consistent in design and clearly marked.

HALLWAY AND STAIRWAY DOORS serving more than one dwelling unit should contain a transparent panel with an area of at least two square feet positioned to permit a view of persons beyond the door.

a-1. RESIDENTIAL REHABILITATION OBJECTIVES (continued)

- G-14. NOISE CONTROL AND SOUND PROOFING should be maximized by eliminating interconnecting holes, cracks, cabinets, or doors between dwelling units, by encasing in a sound deadening wrapping or cover all pipes and ducts which pass through rooms of more than one dwelling unit or occupied area; by providing tight fitting and crack free windows and entrance doors that prevent normal speech transmission from a point one foot from one side of the door or window; and by surfacing or insulating partitions between dwelling units with sound deadening material, by providing carpeting or similar material for floors between dwelling units, by rearranging or constructing closets, partitions, and voids, etc., between dwelling units.
- G-15. THERMAL INSULATION should be provided for the roof or for attic spaces and for exterior walls when installation and vapor collection problems can be solved.
- G-16. EXTERIOR WALL COVERINGS that ease maintenance, such as metal sidings, brick and stone, etc. should be installed when practical.
- G-17. RE-ROOFING may not be done over more than 2 layers of roofing on a pitched roof, and if it is necessary to strip the roof of roofing, all layers must be removed to expose the roof boards.
- G-18. WINDOWS, DOORS, AND SKYLIGHTS should be repaired as follows:
- a. Repair if work can be done in place.
 - b. Replace if the entire component needs to be removed in order to restore it
 - c. Refinish if only the surface needs work in order to restore to new condition.

Window, door, or skylight units may be replaced with metal units or other units which ease maintenance or provide more light and ventilation or ease cleaning.

STORM WINDOWS, double-glazed windows, and storm doors should be installed whenever feasible on all residential buildings. All exterior doors should be weather-stripped.

- G-19. INTERIOR WALL AND CEILING SURFACES may be finished with wood, fiber, accoustical, etc., paneling or other treatments which reduce maintenance or improve usefulness and appearance of the space or increase accoustical insulation.
- G-20. KITCHEN COUNTERS AND FLOORS should be surfaced with crack free, permanently installed, washable and durable material and walls should be protected by a back-splash panel along and above the counters, sink and similar areas and which also meets the requirements for counter and floor surfacing material. All cabinets and equipment should be washable, sanitary, easy to maintain and free of crevices, or voids that allow collection of dirt and moisture.
- G-21. BATHROOM WALLS around a bathtub or shower should be protected by a waterproof, permanently installed material extending to a point at least five feet above the floor. Cabinets, tubs, and enclosures, counters, and lavatories shall meet requirements for similar items of kitchen equipment as listed above.
- G-22. FIXTURES AND TRIMS that are part of the electrical plumbing, or heating systems or that are decorative should be cleaned, repaired, and refinished as necessary or should be replaced with fixtures and trims of contemporary design which are more convenient to use, more efficient and easier to maintain than present fixtures or trims.

RADIATOR COVERS that totally enclose a radiator and are free of sharp edges should be installed or should replace existing radiator shields or partial covers.

- G-23. FLOORS shall present a surface suitable for tile, carpeting, or similar finish material. Wood floors should be repaired, sanded, nailed, tightened, and revarnished as necessary to approximate a newly finished surface and should be braced when possible to prevent excessive flexing and noises from movements. Only normal finish-flooring boards or tiles may be exposed as a wood finished surface. Kitchen and bathroom floor surfacing may not be of wood. Where carpeting is to be permanently installed or provided by the owner, wood floors need not be refinished if irregularities will not cause excessive noises or carpet wear.

- G-24. AUTOMATIC TEMPERATURE CONTROLS should be installed for heating systems servicing any dwelling unit.

INDIVIDUAL HEATING SYSTEMS should be provided for all dwelling units in buildings with 4 dwelling units or less and in row houses, or individual heating system controls should be provided for every dwelling unit.

COAL FUELED HEATING SYSTEMS should be replaced with other heat sources or fuels that will reduce air pollution and reduce maintenance, but if coal is to be retained as a fuel for any buildings, a mechanical stoker should be provided.

HUMIDIFIERS should be installed on forced-air heating systems.

- G-25. VENTING OR PLUMBING which is to be extensively repaired or replaced should be made to conform with current venting practices whenever feasible.

PLUMBING ACCESS PANELS should be provided for bathroom and other plumbing connections located within walls or chases when existing connections must be exposed to perform any work required by the Property Rehabilitation Objectives or Standards.

- G-26. FUSABLE TYPE ELECTRICAL SERVICE EQUIPMENT shall be adapted to accept "type-S" safety fuses which shall be required for this form of equipment.

ELECTRICAL RECEPTACLE OUTLETS should be provided as for new construction when all plaster in a room or area is to be removed or in other instances where excessive patching of wall surfaces will not be caused by such installation of outlets.

- G-27. TELEPHONE CONNECTORS should be installed in every dwelling unit.

- G-28. EXISTING PLUMBING FIXTURES AND PIPING AND ELECTRICAL SERVICE DROPS, AND DISTRIBUTION PANELS should be replaced with those of sizes and design used in current new work whenever replacement or extensive repair of existing equipment is required and such changes will not necessitate extensive replacement of sound equipment.

- G-29. PARKING AREA ENCLOSURES, including earth embankments, may be provided to assure protection of persons and property and to improve appearances

- G-30. FRONT PROPERTY LINE WALLS, and exposed side-yard walls, in conformance with project of design standards may be constructed to protect front and side yards from trespass.

- G-31. PROTECTIVE ENCLOSURES FOR REFUSE STORAGE CONTAINERS to be kept outside a building may be constructed to permit access only by residents of the property and by the collection service agency and to ease maintenance and to improve appearances.

a-2. RESIDENTIAL PROPERTY REHABILITATION STANDARDS

All property in the Virginia Park Rehabilitation Project area shall comply with standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including but not limited to, the building, plumbing, heating, electrical, housing and other codes as listed below:

Building Code, 121 F
Plumbing Code, 155 F
Electrical Code, 51 F
Air Pollution Control Code, 167 E
Heating Code, 87 G
Zoning Ordinance, 390 G
All Fire Protection Codes

In addition, any amendments to existing codes and ordinances and any new codes and ordinances shall apply.

These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with local statutes, codes and ordinances, all properties in the Virginia Park Rehabilitation Project area, either devoted in whole or in part to residential uses, shall conform to the following standards:

1. SURFACING AND LANDSCAPING, including grass and shrubs, shall be provided as necessary to assure cleanliness, durability, drainage, attractiveness and usefulness of the site; shall include walks and steps as needed to connect building entrances with public and parking areas; and shall include hard-surfacing of any on-site parking areas which may be provided (both open and covered).
2. ILLUMINATION OF EXTERIOR, ENTRANCE, AND PARKING AREAS and all interior public or common use areas of multiple unit buildings (more than 4 dwelling units) shall be provided to assure safety and comfort at all times with minimum glare or annoyance for residents and neighbors and shall be controlled automatically or by authorized persons only.
3. ALL UTILITY SERVICES shall be provided to each dwelling unit, shall be of adequate and safe capacities, and shall have adequate fixtures and facilities for proper utilization.
4. SAFE AND SECURE SPACE FOR LAUNDRY PURPOSES shall be provided in every building and be available to the occupants of every dwelling unit.

SAFE AND ADEQUATE KITCHEN APPLIANCES shall be provided for every multiple unit building (more than 4 dwelling units) and shall include a stove with at least 2 burners or heating units, an oven, and a refrigerator.
5. ROOM SIZES AND LAYOUTS shall conform with the table below. Room layouts shall not be interrupted by a public hall or area. All required areas of a dwelling unit must be contiguous.

Name of Space (1)	O-BR LU	Minimum Area (Sq.Ft.) (2)		Least Dimension(2)
		1 & 2 BR LU	3 or more BR LU	
LR	NA		150	10'-0"
DR	NA	80	100	7'-8"
K	NA	60	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	110	110	8'-8"
BR (Single)	NA	80	80	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

Notes:

(1) Abbreviations:

LU = Living Unit or Dwelling Unit
 LR = Living Room
 DR = Dining Room
 DA = Dining Area
 K = Kitchen
 K'ette = Kitchenette
 BR = Bedroom
 SL = Sleeping Area
 NA = Not Applicable
 O-BR = No separate bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

5-A. KITCHENS OR KITCHENETTES in each dwelling unit shall be provided with space for a stove with at least 2 burners or heating units, an oven, and a refrigerator, and with 30 square feet of shelving, 5 square feet of drawer area, 10 square feet of counter area, and a kitchen sink with hot and cold water supply and that has an attached drain-board or that is set into a counter-top (when more than one bedroom, kitchen shelving should be expended by 10 square feet, drawer area by 5 square feet and counter area by 5 square feet for each additional bedroom).

5-B. BATHROOM FACILITIES in each dwelling unit shall include a water closet, lavatory, bathtub and/or shower, medicine chest or storage compartment, mirror, and towel and shower-curtain bars. These facilities shall not be in rooms used as a passageway to other rooms, the exterior or any other spaces except storage areas, shall afford privacy to the user and shall be arranged for convenient use.

5-C. CLOTHES CLOSETS, either built-in or movable furniture furnished with the dwelling unit, shall be provided within each bedroom or shall be conveniently located nearby. The floor area occupied shall not be considered as part of the minimum required floor area of a sleeping room. Each clothes closet must contain a rod for hanging clothes, with a minimum four (4) foot distance from the rod to the bottom of the space.

GENERAL BULK STORAGE space in addition to space in closets (such as bedroom, linen, broom closets, etc.) shall be provided within the dwelling unit or in a locked space elsewhere within the building as follows: 100 cubic feet of storage space per dwelling unit when two or less bedrooms in the unit; for each dwelling unit with more than two bedrooms, the space shall be increased by 20 cubic feet per additional bedroom.

6. SAFETY AND SECURITY OF PROPERTY AND PERSONS throughout a building shall be assured by provision of communication systems and entrance controls and locks, alarms, lighting, basement window security devices or screens, vision panels in or adjacent to doors at entrances and in halls and public areas, and such other means as may be necessary; and shall include automatic closing devices that may lock automatically on doors serving more than two dwelling units; automatic closing and locking devices that unlock from the exterior only with a key on doors serving more than four dwelling units; lighting of public spaces of multiple-unit buildings (more than 4 dwelling units) at all times, at a minimum intensity of 10 foot candles everywhere at floor level, evenly distributed to eliminate deep shadows, and on a house circuit controlled by authorized persons only; and dwelling unit entrance doors that are of sturdy construction and equipped with burglar-proof locks and plates and interior security bolt, chain, or similar device.
7. BASEMENT DWELLING UNITS shall be created or maintained only when they will be equal to other units in the building and only when elimination of wall leaking and flooding can be assured; when light and ventilation are equal to other units in the building, and when piping, structural members, etc. can be enclosed without creating obstructions in spaces, decreasing usefulness of the spaces or lowering head room below 7 feet 6 inches. Basement areas, in multiple unit buildings, not to be used for residential, storage, common use, or maintenance purposes shall be modified to assure safety and security for building occupants and shall be stripped of non-structural partitions and provided with lighting, doors with security locks, and windows that are blocked-up or have security screens.
8. SAFE ELEVATOR SERVICE of adequate size and capacity for passengers and freight shall be provided to dwelling units above the fourth floor of any residential structure. Existing elevators shall be reconditioned and made safe and operable.
9. ANY FLOOR BELOW GRADE shall be of concrete or similar surfacing material that is waterproof and durable and shall have adequate means for draining wood structural or finish floors that have less than 18 inch clearance between the structural members and the soil shall be given damp proofing protection or shall be replaced or rebuilt so as to eliminate danger of decay.
10. WALL, ROOF, WINDOW, DOOR AND OTHER COMPONENTS ENCLOSING THE STRUCTURE shall be weather tight and prevent entrance of moisture, winds, dirt and vermin and shall be cleaned or refinished as is necessary to present an attractive appearance.

AWNINGS over windows or porches, steps, and appurtenances must be sufficiently strong and well braced to meet snow and wind design loads for Detroit or to withstand conditions to which they will likely be exposed.

ASPHALT OR FELT SIDING in roll, strip, sheet, or shingle form and roll or strip roofing (for pitched roofs) of tar and felt materials shall not be permitted as a new material for surfacing on any building although such existing material in good condition or requiring only minor repairs may be maintained.

11. HEATING FACILITIES shall be provided for all residential buildings and units but space heaters shall not be permitted as principal heat sources in a building containing more than two dwelling units.
12. HOT WATER shall be provided to laundry areas of every dwelling unit or building.
13. EXTERIOR GARBAGE & REFUSE STORAGE CONTAINERS for multiple-unit building (more than 4 dwelling units) shall be metal boxes or their equivalent which may be emptied into refuse collection trucks by mechanical equipment attached to the trucks.
14. ELECTRICAL RECEPTACLE OUTLETS shall be provided, conveniently spaced for use, to assure that every habitable room shall have a minimum of two double receptacles, and every "living room" shall have an additional two receptacles for a total of four in that area. Halls, corridors, etc. of multiple-unit buildings shall have at least one outlet for each twenty-five linear feet of hall length.
15. INTERIOR FINISHES, WALLS, MATERIALS, FIXTURES, hardware, cabinets, doors and trims shall provide surfaces without noticable irregularities or voids, with consistent design throughout each area, and with a clean and suitable base for painting or other appropriate decorative treatment and shall ease maintenance and assure durability. Pain encrusted switches, plates, radiators, window hardware, trim, etc. shall be cleaned or replaced. Painting and cleaning of all surfaces of all areas shall be provided as needed for maintenance and to assure attractive appearance.

VIRGINIA PARK REHABILITATION PROJECT

R-212-D (2) --REHABILITATION

b. NON RESIDENTIAL PROPERTY REHABILITATION STANDARDS

In addition to compliance with local statutes, codes and ordinances listed above under Residential Property Rehabilitation Standards, and any amendments to existing codes and ordinances and any new codes and ordinances which may apply, all properties devoted to non-residential uses shall conform to the following standards:

1. Surfacing and landscaping shall be provided as necessary to assure cleanliness, durability, drainage, and usefulness of yards, walks, and parking areas.
2. Illumination of exterior, entrance, parking and service areas and of public or common use space within every building shall be provided to assure safety and comfort at all times with minimum glare or annoyance for occupants and neighbors.
3. Parking, work and service areas or alleys shall be screened by landscaping, walls, or other means from adjacent residential properties or from the view of these properties. Drives, lights, visual barriers, appurtenances to structures, signs and buildings shall be designed or remodeled to minimize annoyances to surrounding residential properties; to be harmonious in design and materials with surrounding residential environment; and shall be clean, in sound and maintainable condition and weather-tight. If not in proximity to residential properties, these elements shall be designed or revised to minimize physical and visual confusion within the immediate environment.
4. Adequate natural and artificial light and heating facilities shall be provided in all spaces and particularly in those areas primarily used for clerical, study, residential, institutional or retail commercial purposes.
5. Wall, roof, window, door and other components enclosing the structure shall be weather-tight and prevent entrance of moisture, winds, dirt and vermin.
6. Interior finishes, materials, hardware, cabinets, fixtures, doors and trims in those areas primarily used for clerical, study, residential, institutional or retail commercial purposes shall provide surfaces without noticeable irregularities or voids, with consistent design throughout each area, and with a clean and suitable base for painting or other appropriate decorative treatment and shall ease maintenance and assure durability. Paint encrusted switches, plates, window hardware, trim, etc., shall be cleaned or replaced.
7. A concrete or similar surface that is waterproof and durable and has adequate means of drainage shall be provided for any floor below grade; and damp-proofing protection or replacement of wood structural floors having less than 18-inch clearance between structure and the soil shall be provided.
8. Utility capacities, equipment, distribution systems, and fixtures shall be adequate for current uses. They shall be designed and installed in a manner which allows flexibility and revisions as necessary for normal occupancy changes.

VIRGINIA PARK REHABILITATION PROJECT

R-213-0 (3) --REDEVELOPER'S OBLIGATIONS

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the redeveloper. Land disposition and review of redevelopers' plans will consider that:

- a. Land disposition documents will incorporate provision for achieving all elements of the Modified Development Plan, including the Development and Design Objectives, through:

Fixed price offering with the Development and Design Objectives as a criteria for selecting the redeveloper; or through negotiation where the Objectives are determining factors; or by other means which will assure the attainment of the Objectives in order to allow for experimentation and freedom of architectural expression; no pre-conceived method of construction or architectural treatment is established. The developers' proposal will be judged by the performance standards to be set forth in the disposition documents and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.

- b. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development and design objectives
- c. Land disposition documents shall also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract as determined by the type of redevelopment to be undertaken.
- d. The developer(s) shall be required to conform to the Specific Declaration of Restrictions of the Modified Development Plan as recorded.
- e. The developer(s), their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, or national origin in the lease, transfer, use occupancy, tenure or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal areas by the City of Detroit.
- f. Developers shall insure to the extent possible that a substantial number (at least 50%) of the total housing units built in the project shall be for sale or rent at prices that low-and moderate-income families can afford.
- g. All development plans shall be subject to approval by the Detroit Housing Commission.
- h. All developers shall consult with the Urban Renewal Administrative and planning staff on preliminary site plans and building facility layouts prior to the submission of plans for approval. Such consultation is intended to provide for mutual exchange of ideas and as an initial check on the suitability of plans before extensive and costly design and drawing work is undertaken.

VIRGINIA PARK REHABILITATION PROJECT

R-213-D (4) --UNDERGROUND UTILITY LINES

Easements for subsurface utilities shall be maintained at locations shown on the Modified Land Use and Development Plan. Additional easements for subsurface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structure may be erected or trees planted within these easements without permission of the City Council for the City of Detroit. Garden walls or landscaping may be erected on these easements with the approval of the municipal departments affected.

In areas of the project to be cleared for redevelopment, all utility equipment, including facilities for transmission, or distribution of gas, electricity, steam, water, or communications, except fire hydrants, lighting standards and electric transformers will be located underground or enclosed entirely within a building. In the residential parcels only, where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view - subject to approval of the city.

In all other areas of the project, new utility equipment and major alterations to existing equipment shall conform with requirements for similar equipment in similar locations within areas cleared for redevelopment.

VIRGINIA PARK REHABILITATION PROJECT

R-213-E -- OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

R-213-E (1) RELOCATION PLAN

The Relocation Plan, more specifically entitled Relocation Program, Virginia Park Rehabilitation Project, Mich. R-149, and attached hereto is hereby made a part of the Modified Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended. Proposed 1981 development plan activities do not include acquisition of real property. Therefore, there is no alteration to the present relocation plan for the Virginia Park Rehabilitation Project..

R-213-E (2) ESTIMATED COST OF IMPROVEMENTS

The Estimated Costs of Public Improvements to be made within the project detailed on the attached form H-6200, Project Cost Estimates and Financing Plan and Form H-6220, Project Expenditures Budget, are hereby made a part of the Modified Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-E (3) ESTIMATED EXTENT OF IMPROVEMENTS

The Estimated Extent of Improvements, Renewal Assistance Administration Code R-224 maps, are hereby made a part of the Modified Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Act of 1945, as amended, and show the work to be performed by various City Departments with locations and extent of improvements shown for tentative and diagrammatic purposes only.

R-213-F (4) RIGHT-OF-WAY ADJUSTMENT PLAN

Map R-213 (f) entitled Modified Right-of-Way Adjustment Plan shows:

- a. Streets and alleys to be retained
- b. Streets and alleys to be dedicated
- c. Streets and alleys to be vacated
- d. Easements for subsurface utilities

This is hereby made a part of the Modified Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-F (5) ZONING AND DISTRICT PLANS

The Modified Zoning Plan and the Modified District Plan are hereby made a part of the Modified Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

VIRGINIA PARK REHABILITATION PROJECT

R-213-F -- PROCEDURE FOR CHANGES IN THE APPROVED PLAN

The City Council of the City of Detroit desires to modify the Modified Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in state law. If the modification be approved by the City Council, it shall become part of the approved Modified Development Plan.

Variances

Where, owing to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purpose of these restrictions, the Community & Economic Development Department, with approval of the City Council shall have the power to authorize a reasonable and minor variation or modification of the terms of these restrictions that will not be contrary to the public interest and provided that the modifications be consented to by the lessee and/or purchaser so that the spirit and purpose of these restrictions shall be observed.

The part of a development plan which directly applies to a parcel of real property in the area, may be modified by the City Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

R-213-F -- LAND SALE/LAND TRANSFER OF URBAN RENEWAL PROPERTY

At the time a request is made for City Council approval of a land sale or land transfer with respect to new development, plans for the proposed development shall be presented to the City Council for its review and approval.

R-213-F -- REVIEW OF PLANS

Prior to applying for a building permit for all present and future construction and exterior alteration, plans shall be submitted to CEDD in sufficient detail to permit a determination that the construction is in compliance with the Master Plan and the Development Plan. CEDD shall be responsible for consulting with appropriate City agencies to obtain all relevant agency approvals prior to securing a building permit. If, after examination, CEDD finds that the plans conform to the Development Plan and these restrictions it shall formally approve the plan and also arrange for the approval of other agencies as appropriate.

Detroit Legal News;
as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid;
that I have compared the same with the original, and the same is a correct transcript therefrom, and of the
whole of such original.

In Witness Whereof, I have hereunto set my hand
and affixed the corporate seal of said City, at
Detroit, this 27th

day of September A. D. 1995

Jackie L. Currie
CITY CLERK

ORDINANCE ADOPTED BY THE DETROIT CITY COUNCIL ON AUGUST 2, 1995
TAKEN FROM THE DETROIT LEGAL NEWS OF AUGUST 18, 1995

NOTICE

OF

ENACTMENT OF ORDINANCE

TO: THE CITIZENS OF DETROIT,
MICHIGAN

On August 2, 1995, the City Council
adopted the following Ordinance:
ORDINANCE NO. 23-95

CHAPTER 2

ARTICLE XVII

TO ADOPT THE MODIFIED
DEVELOPMENT PLAN FOR
VIRGINIA PARK NEIGHBORHOOD
DEVELOPMENT PROGRAM AREA.
AN ORDINANCE to amend Chapter 2,
Article XVII, of the 1964 Detroit City
Code, which was saved from repeal
by Ordinance No. 593-11 and Section
1-1-7 of the 1984 Detroit City Code,
by amending Sections 2-17-1 and 2-
17-2 to adopt the Modified Develop-
ment Plan for Virginia Park Neigh-
borhood Development Program
Area.

IT IS HEREBY ORDAINED BY THE PEOP-
LE OF THE CITY OF DETROIT THAT:

Section 1, Chapter 2, Article XVII, of
the 1964 Detroit City Code, which was
saved from repeal by Ordinance No. 593-
11 and Section 1-1-7 of the 1984 Detroit
City Code, be amended by amending Sec-
tions 2-17-1 and 2-17-2 to read as follows:

Whereas, The City of Detroit has made
detailed studies of the location, physical
condition of structures, land use, environ-
mental influences, and social, cultural and
economic conditions of the development
area, being the Virginia Park Rehabilita-
tion Project Area, Mich. A-4-2, also known
as Virginia Park Rehabilitation Project; and

Whereas, These studies have deter-
mined that the development area 1) is a
blighted area, and 2) is detrimental and a
threat to the health, safety, and welfare of
the people both within the development
area and throughout the City of Detroit
due to obsolescence, physical deteriora-
tion of structures, improper division of lots,
mixed-character uses of the structures,
and other similar characteristics; and

Whereas, The City Council has been
fully apprised and is aware of these facts
and conditions; and

Whereas, A modified development plan
for the project area, dated June 15, 1995,
which consists of thirty-one (31) pages
and six (6) maps, was prepared and re-
ferred to the City Council for its review and
approval; and

Whereas, A Master Plan of the City of
Detroit was prepared and adopted; and

Whereas, Said Master Plan designates
general features of development of the
district where the development area lies,
and of other districts adjacent to this de-
velopment area, with such necessary ex-
tent, content and particularly, to ensure
that this development plan is in conform-
ity with said Master Plan regarding future
development of the territory surrounding
the development area; and

Whereas, The Planning and Develop-
ment Department has submitted to City
Council its report and recommendations
respecting said development plan for the
rehabilitation of the blighted area em-
braced in the project, and has certified that
the modified development plan conforms
to the Master Plan for the locality as a
whole; and

Whereas, The City Council has fully
considered this report, recommendations
and certification of the Planning and De-
velopment Department; and

Whereas, A public hearing was held on
July 31, 1995, where all interested per-
sons and organizations were given an op-
portunity to be heard on the proposed

Sec. 2-17-1. Declared Blighted Area; Description.

It is hereby found and determined that
the project known as the Virginia Park
Neighborhood Program Area is a blighted
area and qualifies as an eligible project
area under Public Act 344 of 1945, as
amended, and is described as follows:

Beginning at the intersection of the ex-
tended east side curb line of the west ser-
vice drive, one hundred ten feet wide, of
the John C. Lodge Freeway (US-10) and
the centerline of West Grand Boulevard,
one hundred fifty (150) feet wide; thence,
westerly along this centerline to the west-
ern right-of-way line of Fourteenth Av-
enue, sixty-six (66) feet wide; thence,
northerly along this line to the southern
right-of-way line of the east-west alley,
eighteen (18) feet wide; between Virginia
Park and West Euclid Avenue; thence,
westerly along this line to the extended
western right-of-way line of the north-
south alley, eighteen (18) feet wide, be-
tween LaSalle Boulevard and Fourteenth
Avenue; thence northerly along this line
extended to the northern right-of-way line
of the east-west alley, eighteen (18) feet
wide, between Blaine and Gladstone Av-
enues; thence, easterly along this line to
the western right-of-way line of Four-
teenth Avenue, sixty-six (66) feet wide;
thence, northerly along this line to the
northern right-of-way line of the east-west
alley, twenty (20) feet wide, between
Clairmount and Atkinson Avenues;
thence, easterly along this line extended
to the extended east-side curb line of the
west service drive of the John C. Lodge
Freeway; thence, southerly along said line
to the point of beginning.

Sec. 2-17-2. Approval and Filing of Modified Development Plan.

The Modified Development Plan for the
Virginia Park Rehabilitation Project, Mich.
A-4-2, dated June 15, 1995, consisting of
thirty-one (31) pages and six (6) maps
which have been duly reviewed and con-
sidered at a public hearing held on July
31, 1995, is hereby approved and adopt-
ed, and the City Clerk is hereby directed
to file same with the Register of Deeds for
the County of Wayne.

Section 2. If any section, paragraph,
clause or provision of this ordinance shall
be held invalid by a court of competent ju-
isdiction, the invalidity of such section,
paragraph, clause or provision shall not
affect any of the other provisions of this
ordinance.

Section 3. All ordinances or parts of or-
dinances or resolutions in conflict with the
provisions of this ordinance are hereby re-
pealed.

Section 4. This ordinance is declared
necessary for the preservation of the pub-
lic peace, health, safety and welfare of the
People of the City of Detroit and is here-
by given immediate effect.

(J.C.C. Pp.). June 28, 1995
Passed: August 2, 1995
Approved: August 11, 1995
Published: August 18, 1995
Effective: August 18, 1995

JACKIE L. CURRIE
City Clerk

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code by amending District Map No. 48 of Ordinance 390-G, the Official Zoning Map, as amended.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT:

Section 1. That Chapter 61 of the 1984 Detroit City Code be amended by amending District Map No. 48 of Ordinance 390-G as follows:

That District Map No. 48 be amended to show a PD zoning classification where an R3 classification currently exists on property generally bounded by Blaine Ave., Fourteenth St., Pingree Ave., and a line 282 feet west of Fourteenth Ave., perpendicular to and south of the alley between Blaine and Pingree Avenues, and a line 214 feet west of Fourteenth Ave., north of and perpendicular to the alley between Blaine and Pingree Avenues, and more specifically, land in the City of Detroit, County of Wayne, and State of Michigan being lots 194 through 201 and lots 263 through 269 Atkins Subdivision of part of 1/4 Section No. 47, 10,000 Acre Tract Greenfield Twp., Flc'd Liber 30, Page 45, Wayne County Records.

In accordance with Detroit Zoning Ordinance Section 110.0102, the City Council approves the site plan and building elevations as described in the drawings prepared by Fusco Shaffer & Pappas Inc., dated April 5, 1995.

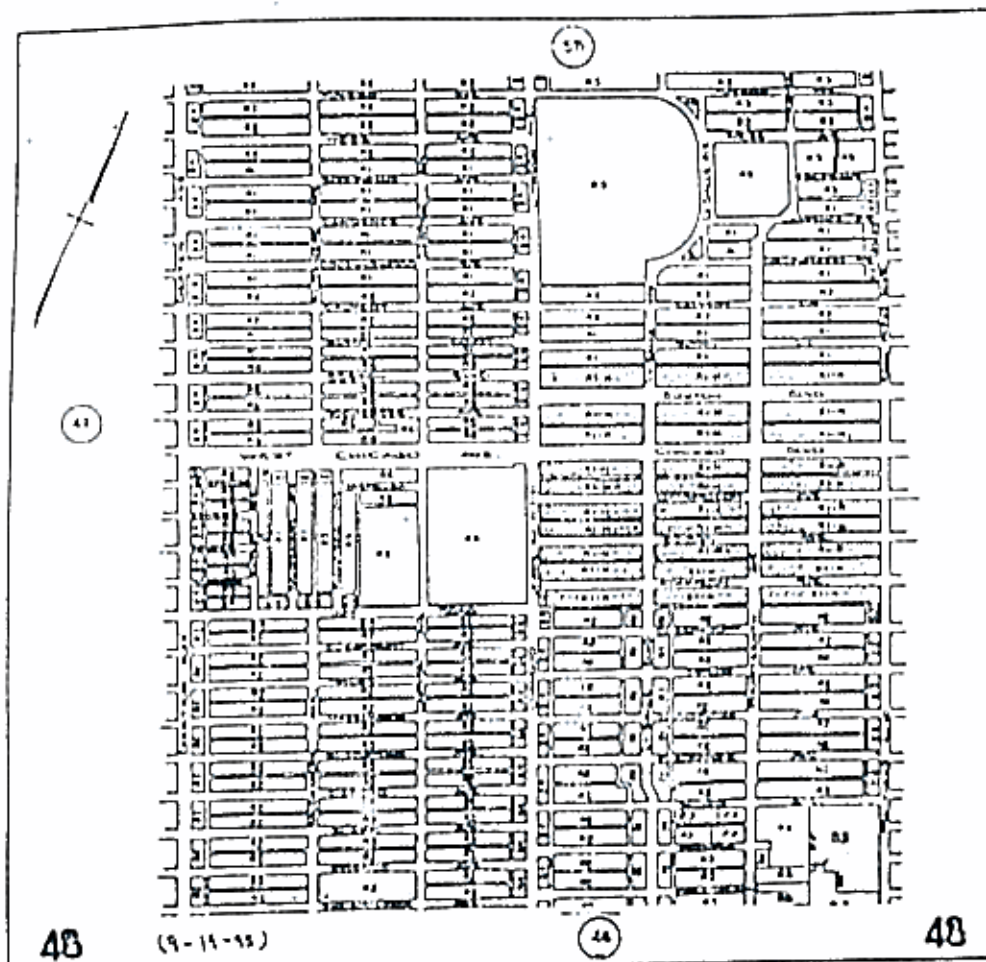
Further, the Land Use and Development Plan and the Declaration of Intent embodied in the Modified Development Plan for Virginia Park (Ordinance 23-95, as amended) shall constitute the Planned Development District Regulations and shall be duly recorded at the Wayne County Registry of Deeds, in accordance with Detroit Zoning Ordinance Section 110.0102.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety and welfare of the people of the City of Detroit and is hereby given immediate effect.

Approved as to form:

TERRIL L. RENSCHAW
Deputy Corporation Counsel



STATE OF MICHIGAN)
CITY OF DETROIT)

ss.

SHORT FORM - TRUE COPY CERTIFICATE

I, Jackie L. Currie

CITY CLERK of the City of Detroit, do

hereby certify that the annexed paper is a True Copy of an Ordinance

adopted by the City Council on October 6, 1995

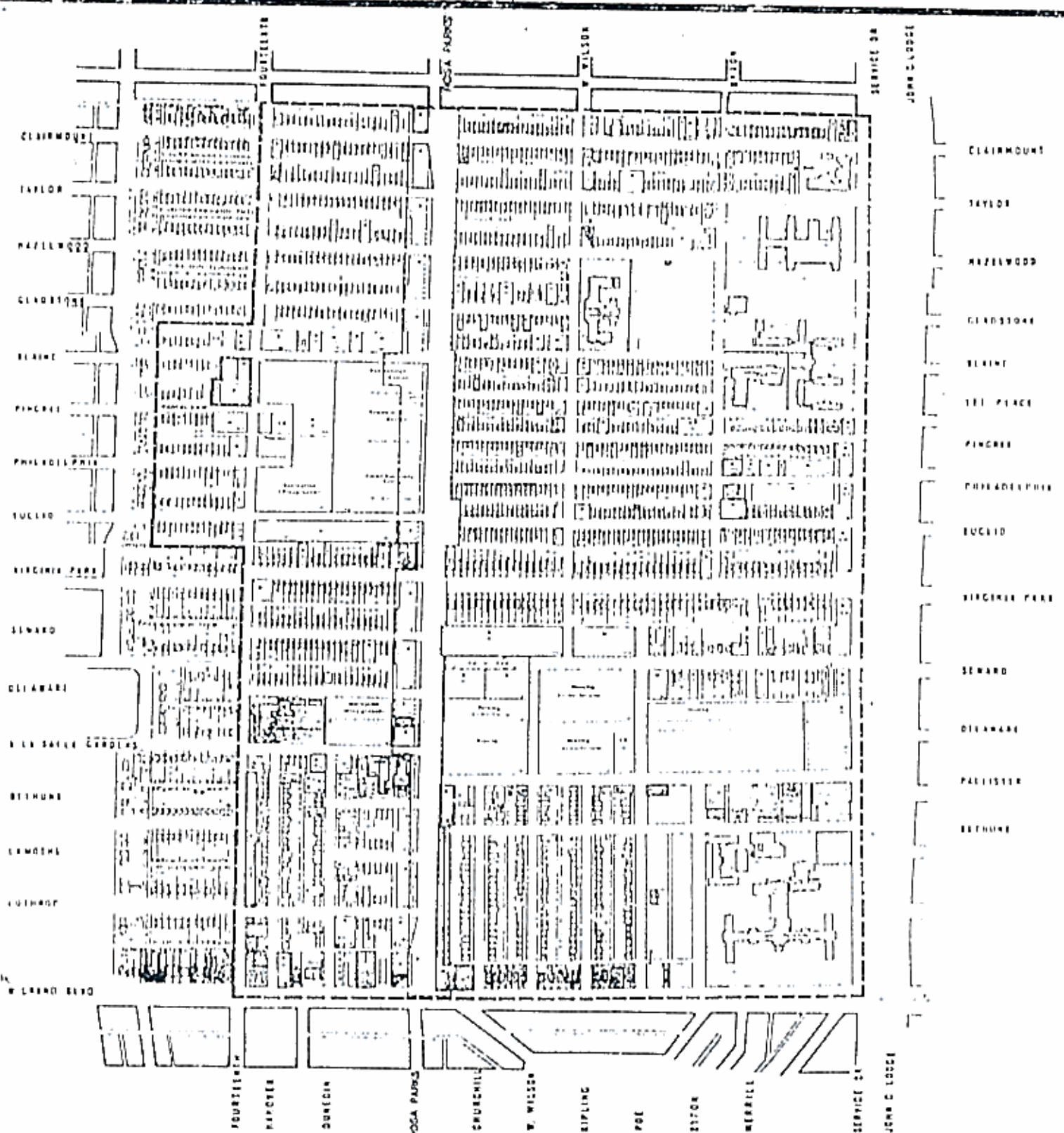
and approved by the Mayor on October 17, 1995

as appears from the Journal of said City Council, on file in my office.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Corporate
Seal of said City, at Detroit, on

October 18, 1995

Jackie L. Currie
City Clerk



PROPOSED LAND USES

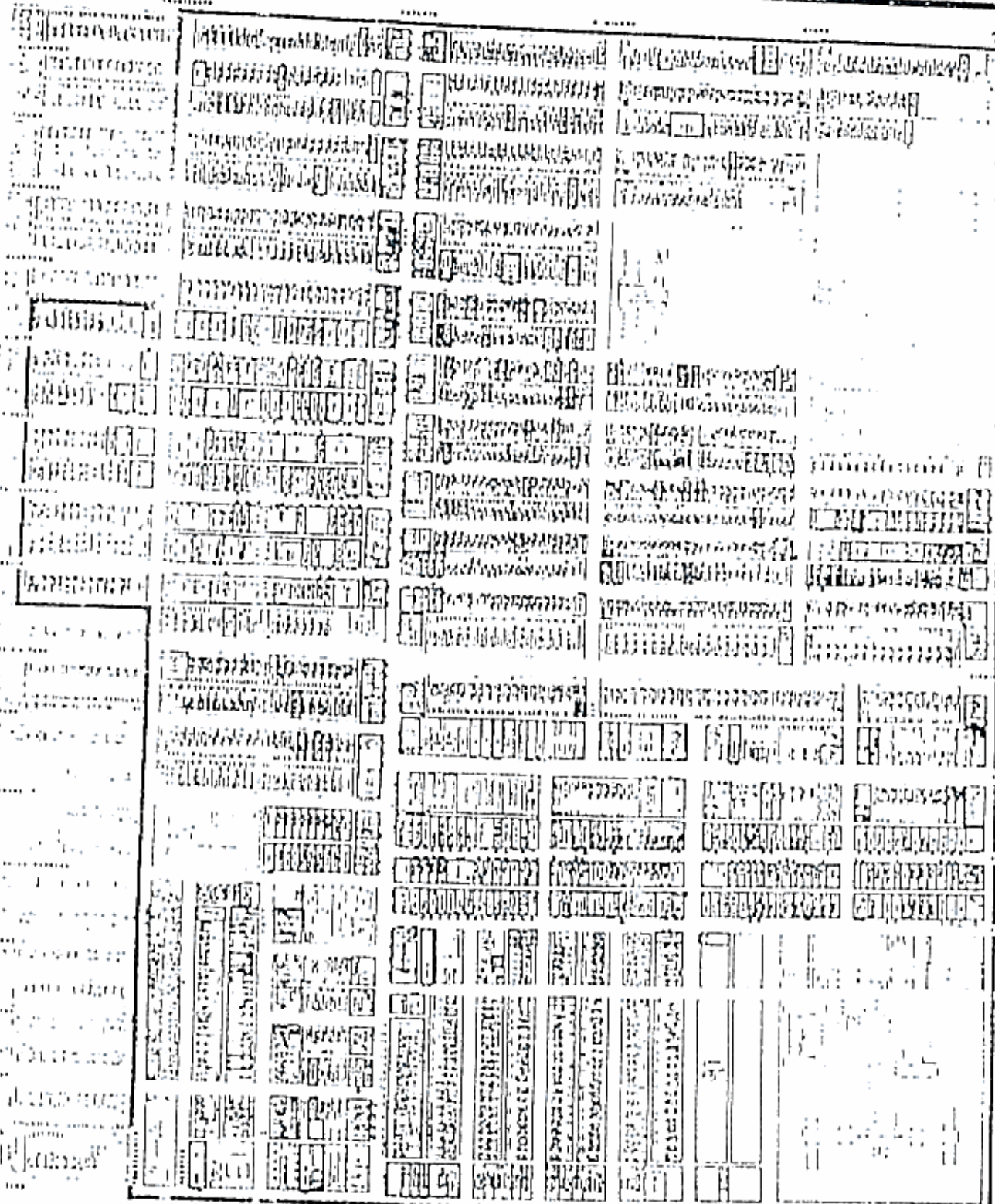
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Single-Family Detached	[Symbol]	Community Center	[Symbol]
Two-Family Detached	[Symbol]	Public Housing	[Symbol]
Three-Family Detached	[Symbol]	Industrial	[Symbol]
Four-Family Detached	[Symbol]	Commercial	[Symbol]
Five-Family Detached	[Symbol]	Office	[Symbol]
Six-Family Detached	[Symbol]	Warehouse	[Symbol]
Seven-Family Detached	[Symbol]	Storage	[Symbol]
Eight-Family Detached	[Symbol]	Other	[Symbol]

■■■■■ BOUNDARY OF PARCEL 2 A

LAND USE & DEVELOPMENT PLAN

**VIRGINIA PARK
NEIGHBORHOOD DEVELOPMENT PROGRAM
DETROIT, MICHIGAN**

NO. 401
C



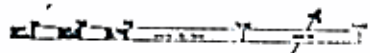
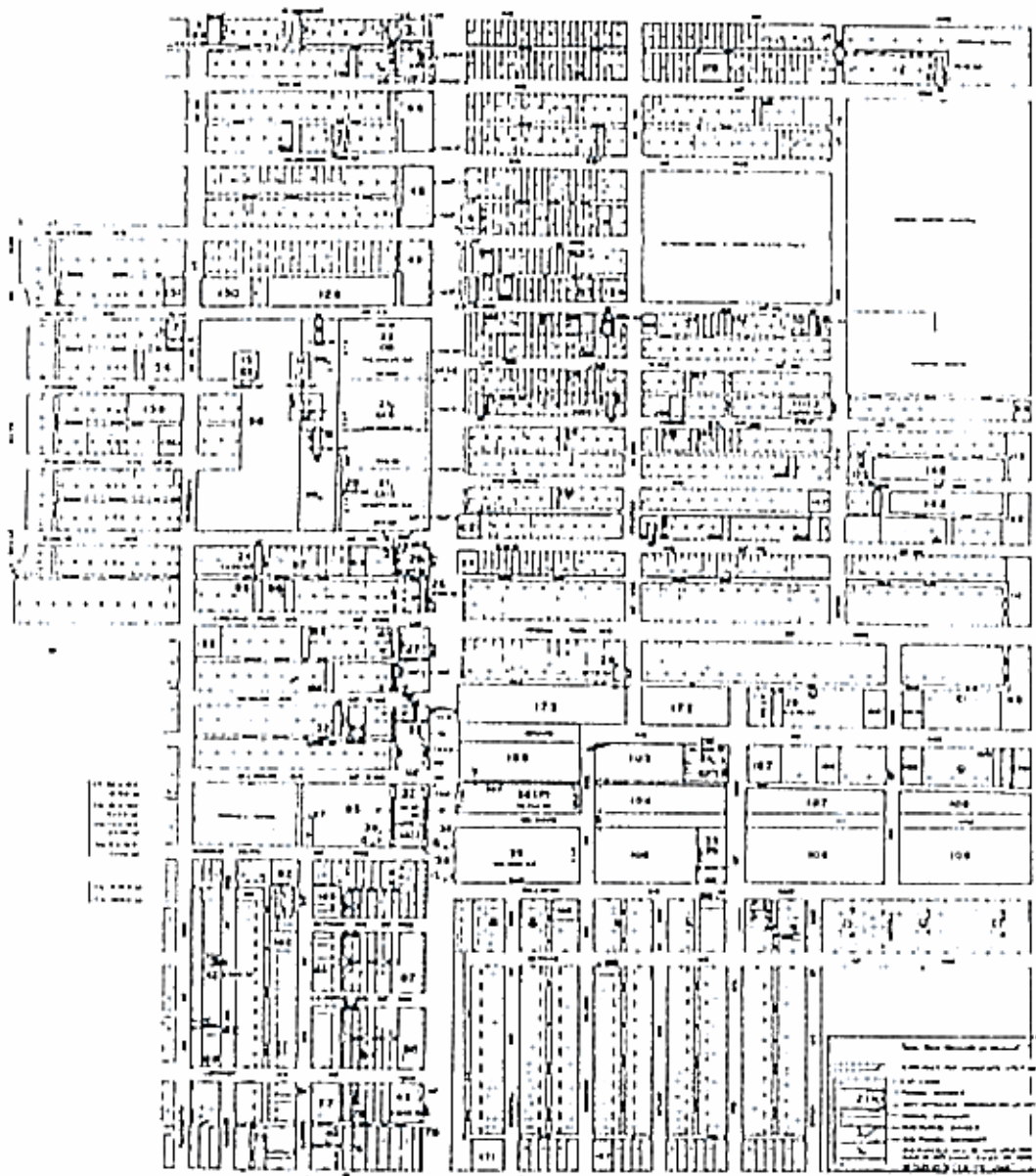
1. 100' x 100'
 2. 100' x 100'
 3. 100' x 100'
 4. 100' x 100'
 5. 100' x 100'
 6. 100' x 100'
 7. 100' x 100'
 8. 100' x 100'
 9. 100' x 100'
 10. 100' x 100'

ACQUISITION PARCELS

VIRGINIA PARK
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 DETROIT, MICHIGAN

NO. 303
 2-110

NO. 303
 C

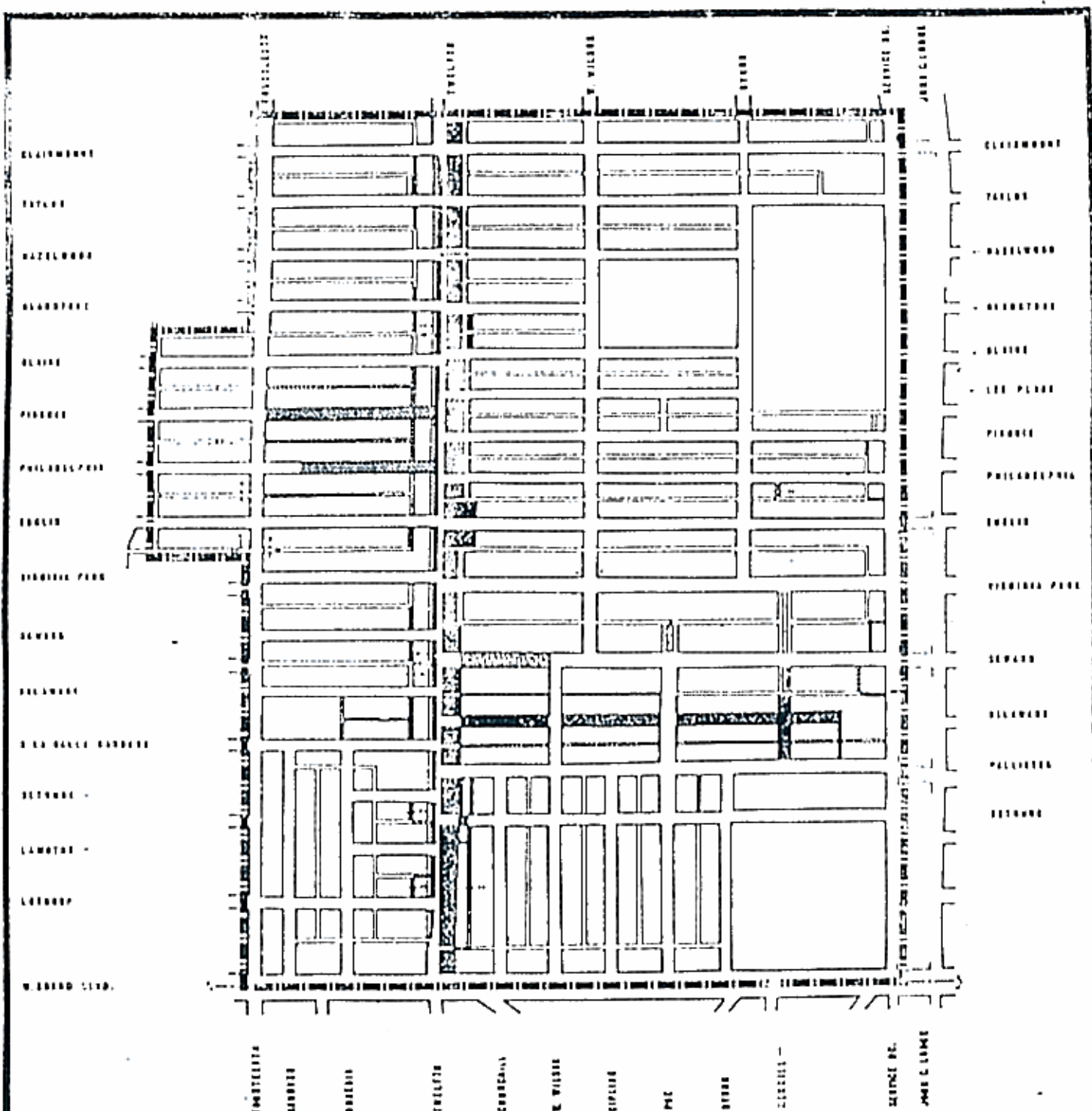


PARCELS NUMBERED FOR
LAND ACQUISITION

VIRGINIA PARK
NEIGHBORHOOD DEVELOPMENT PROGRAM
DETROIT, MICHIGAN

NO. 401
R-213A

NO. 401



SHORELINE Project Boundary

- Right of way to be closed to traffic; retained as walkway.
- Right-of-way to be dedicated.
- Right-of-way to be vacated.
- Right-of-way to be vacated and converted to an easement.

- Street paving to be altered to match existing right-of-way.
- Right of way to be widened.



MODIFIED RIGHT-OF-WAY ADJUSTMENT PLAN

VIRGINIA PARK
NEIGHBORHOOD DEVELOPMENT PROGRAM
DETROIT, MICHIGAN

NO. 401
18-2154

NO. 401
74